



**DOCKET #:** W2678

**PROPOSED ZONING:**  
 RM8-S  
 (Multiple Residential Uses)

**EXISTING ZONING:**  
 RS9

**PETITIONER:**  
 J. Walton Company,  
 LLC for property  
 owned by Others

**SCALE:** 1" represents 600'

**STAFF:** Hall

**GMA:** 3

**ACRE(S):** 13.64

**MAP(S):** 624834



February 18, 2004

J. Walton Company, LLC for property owned  
by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr.  
c/o Joe Weiss, Manager  
2909 Turner Grove Drive  
Greensboro, NC 27458

RE: ZONING MAP AMENDMENT W-2678

Dear Mr. Weiss:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, AICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102  
Stimmel Associates, PA, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** February 18, 2004  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr.

**SUMMARY OF INFORMATION:**

Zoning map amendment of J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr. from RS-9 to RM-8-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily): property is located on the west side of Old Salisbury Road north of Pope Road (Zoning Docket W-2678).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr., Docket W-2678

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

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BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to RM-8-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily) the zoning classification of the following described property:

Tax Block 3839, Tax Lots 40 and 41

Section 2. This Ordinance is adopted after approval of the site plan entitled Ardmore Square and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Ardmore Square. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr., (Zoning Docket W-2678). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM-8-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RM-8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  - b. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations and all access and utility easements.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. Developer shall make improvements via adding any necessary roadway width and curb and gutter and sidewalk to west side of Old Salisbury Road.
  - b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  - c. All required storm water devices shall be installed.
  
- **OTHER REQUIREMENTS**
  - a. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet at each entrance into the development.

## ZONING STAFF REPORT

**DOCKET #** W-2678  
**STAFF:** S. Chad Hall

Petitioner(s): J. Walton Company, LLC  
Ownership: Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr.

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf  
To: RM-8-S Residential Multifamily District; maximum density 8 units/acre  
(Residential Building, Town House; Residential Building, Single Family;  
Residential Building, Duplex; and Residential Building, Multifamily)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 13.64 acres

### **LOCATION:**

Street: West side of Old Salisbury Road north of Pope Road.  
Jurisdiction: City of Winston-Salem.  
Ward: South.

### **SITE PLAN**

Proposed Use: Mixture of townhouses (as illustrated).  
Building Height: One story.  
Density: 5.94 units per acre (76 total units).  
Parking: Required: 162; proposed: 165.  
Bufferyard Requirements: 15' type II abutting RS-9.  
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Property is undeveloped.

Adjacent Uses:

North/

Northeast: Mostly undeveloped, with sparse residential development zoned. RS-9 fronting Old Salisbury Road. Across Old Salisbury Road to the northeast is approved RM-12-S development.

East: Mixture of developed residential properties zoned RS-9 and IP zoned land for a school.

Southeast: Griffith Elementary School zoned IP.  
Southwest: Sparse residential development zoned RS-9.  
West: Developed residential zoned RS-9.  
Northwest: Sparse residential development zoned RS-9.

## **GENERAL AREA**

Character/Maintenance: The area is mainly comprised of single-family residential properties on fairly large lots. However, the precedent of recent approved zoning activity is that the area is quickly converting to multifamily on those lands that were not previously developed as single-family residential.

Development Pace: Moderate to Rapid.

## **HISTORY**

Relevant Zoning Cases:

1. W-2602; RS-9 to RM-12-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily); approved March 3, 2003; east side of Old Salisbury Road across from Ardmore Road; 27.48 acres; Planning Board and staff recommended approval.
2. W-2503; RS-Q-S to RS-Q-S (Multifamily quadraplex units); approved October 1, 2001; southwest corner of Pope Road and Lindale Street; 4.87 acres; Planning Board and staff recommended approval.
3. W-2413; RS-9 to RSQ-S (Multifamily quadraplex units); approved October 2, 2000; southwest corner of Pope Road and Lindale Street; 4.87 acres; Planning Board and staff recommended approval.
4. W-1976; RS-9 to RM-8-S (Child Day Care Center); approved August 7, 1995; southwest corner of Clemmonsville Road and Pleasant Folk Church Road; 0.64 acre; Planning Board and staff recommended approval.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: The proposed site plan appears to remove existing vegetation in the northern section of the property, but vegetation along the creek and in the rear of the property is maintained.

Topography: The subject property experiences an elevation change of approximately 43 feet, falling from about 875 feet in the northeastern corner of the site down to about 832 feet in the northwestern section of the site along the creek.

Streams: An unnamed creek crosses from east to west across the entire length of the property. Additionally, a small branch of this creek is located in the northwestern section of the property.



Vegetation/habitat: The subject property has large amounts of vegetation. The northern half of the subject property is completely covered with vegetation and the southern half of the property has sizeable sections of vegetation, especially along the creek.

Floodplains: None.

Wetlands: None – *Winston-Salem West Quad*.

Environmental Resources Beyond The Site: The proposed site plan does not appear to significantly impact environmental resources beyond the site.

Water Supply Watershed: The subject property is not located in a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Old Salisbury Road; Ardmore Road; Clemmonsville Road; Pope Road

Street Classification: Old Salisbury Road – Minor Thoroughfare; Ardmore Road – Minor Thoroughfare; Clemmonsville Road – Major Thoroughfare; Pope Road – Minor Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Old Salisbury Road between Ardmore Road and Pope Road = 5,600/15,600

Ardmore Road between Ebert Road and Old Salisbury Road = 4,000/16,100

Clemmonsville Road between Old Salisbury Road and Peters Creek Parkway = 15,000/15,600

Pope Road between Ebert Road and Old Salisbury Road = 4,800/16,100

Trip Generation/Existing Zoning: RS-9

$13.64 \times 43,560/9,000 = 66 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 631 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: RM-8-S

$76 \text{ units} \times 6.59 \text{ (Multi-Family Trip Rate)} = 500 \text{ Trips per Day}$

Planned Road Improvements: U-2923 – West Clemmonsville Road between Old Salisbury Road and Main Street; from 2-3 lanes to 3 lanes; 2005 - 2014

Sight Distance: Good.

Interior Streets: Public.

Connectivity of street network: Good.

Sidewalks: None existing but are required per condition of improvements along Old Salisbury Road.

Transit: None.

Bicycle Route: None.

## **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes affordable housing, a mix of housing types in neighborhoods and increased densities of development where infrastructure and public services are in place. Infill development should be designed to be compatible with the surrounding established neighborhood.

Thoroughfare Plan: Recommends three-lane cross-section with bike lane with curb and gutter and sidewalk along Old Salisbury Road between Pope Road and Ardmore Road. Five additional feet of right-of-way will be needed on the subject property along the full frontage.

## **WINSTON-SALEM/FORSYTH COUNTY SCHOOLS**

As of this writing, Staff had not received the enrollment projections from the School System for this project.

### **ANALYSIS**

The current request is to rezone 13.64 acres of land in the City of Winston-Salem from RS-9 to RM-8-S for a townhouse development. The property is located on the west side of Old Salisbury Road north of Pope Road. There are no streets that stub into the subject property, but the plan does incorporate a public street system including a street stub to the north.

Traffic generation from the proposed development is projected to be approximately 130 trips per day less than the current zoning would allow. Additionally, the City's Thoroughfare Plan illustrates that Old Salisbury Road is to be widened to a three-lane cross-section with a bike lane, curb and gutter, and sidewalk. The proposed development would install their portion of those improvements along the frontage of the property, helping to alleviate any long-term traffic congestion concerns.

*Legacy* promotes affordable housing, a mix of housing types in neighborhoods, and increased densities of development where infrastructure and public services are in place. The proposed plan, indeed, incorporates a mixture of housing types at various square footages.

The proposed project has a number of positive attributes such as the aforementioned public streets, a sidewalk along the frontage, and the abovementioned roadway improvements. A majority of the housing units face the internal public streets as opposed to a parking lot, although many appear to have partially projecting garages. An additional positive feature is the provision of a common recreational area.

Additionally the petitioner has worked with staff to reorient several buildings, which initially faced the rear of the structures toward Old Salisbury Road even though this resulted in the overall loss of five units. Staff believes this results in a substantial improvement by providing a more attractive appearance along Old Salisbury Road.

Overall, the plan provides many positive elements described in the *Legacy* Development Guide and makes a noteworthy contribution, by way of incorporating a public street system that would provide a street stub, to improving the greater function of the area in the future. While the preferred arrangement would be for all the units to face internally to the public street, staff applauds the petitioner's willingness to incorporate staff's recommendation and reorient the rear of the buildings away from Old Salisbury Road. On this basis, staff supports the site plan and recommends in favor of the proposed RM-8-S zoning.

## **FINDINGS**

1. The proposed plan incorporates a public street system and also illustrates a street stub to the north.
2. Traffic generation from the proposed development is projected to be approximately 130 trips per day less than the current zoning.
3. The City's Thoroughfare Plan illustrates Old Salisbury Road to be widened to a three-lane cross-section with a bike lane, curb and gutter, and sidewalk.
4. *Legacy* promotes affordable housing, a mix of housing types in neighborhoods, and increased densities. The request satisfies these elements.
5. Staff applauds the petitioner's decision to reorient the townhouse units so that the rear of the units does not face Old Salisbury Road.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  - b. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations and all access and utility easements.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. Developer shall make improvements via adding any necessary roadway width and curb and gutter and sidewalk to west side of Old Salisbury Road.
  - b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  - c. All required storm water devices shall be installed.
- **OTHER REQUIREMENTS**
  - a. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet at each entrance into the development.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Paul Mullican

VOTE:

FOR: Bost, Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning